BOOK 5082 PAGE 20

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Michael C. Batt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 19 76

Helen L. Jenkins
Notary Public

MY COMMISSION EXPIRES: 5-20-79
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty.-2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mike's Custom Painting (NAME) | Same (NAME) | 4.3-11 |
| 339 Donivaldie Dr. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 130 |
| Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas Bailey Keels and wife, Florence Lillian Keels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike's Custom Painting

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract of land located on the southwest corner at the intersection of DuPont Avenue and Myatt Drive, Madison, Davidson County, Tennessee, being also known as Lot No. 130 on an unrecorded Plan of Block 1 of Anderson Estates as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and being described according to a survey by Harold F. Moore, Surveyor, dated the 14th day of October, 1976 as follows:

BEGINNING at an iron pin on the southerly margin of DuPont Avenue; thence in an easterly direction along said southerly margin S. 85° 48' 40" east 88.23 feet to the point of beginning of a curve to the right with a radius of 25 feet, a distance of 36.05 feet to an iron pin on the westerly margin of Myatt Drive; thence with said westerly margin S. 3° 12' east 44.28 feet to an iron pin at the beginning of a curve to the right with a radius of 2,829.82 feet, a distance of 19.24 feet to an iron pin; thence N. 81° 10' 48" West 121.19 feet to an iron pin; thence N. 3° 56' East 75 feet to the point of beginning and containing 9,104 square feet more or less.

BEING part of the same real property conveyed to Thomas Bailey Keels and wife, Florence Lillian Keels by deed from Bessie Bumpus of record in Book 4948, page 933, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Lot 130 corner Myatt Dr. & Dupont Ave. Madison, Tenn.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 22nd day of October, 19 76

THOMAS BAILEY KEELS: X Thomas Bailey Keels

FLORENCE LILLIAN KEELS: X Florence Lillian Keels

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 5082 PAGE 21, a Notary Public in and for said County and State, the within named Thomas Bailey Keels and wife, Florence Lillian Keels

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October 1976

Commission expires 5-20-79

Helen L. Jenkins
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

D 74276

# WARRANTY DEED

FROM
Thomas Bailey Keels et ux,

Florence Lillian Keels

TO
Mike's Custom Painting

IDENTITY REFERENCE

OCT 26 4 00 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| OCT 26 76 | CONV | *7,000.00 | | | |
| OCT 26 76 | S'TAX | | B* | 18.20 | |
| OCT 26 76 | PR'FEE | | B* | .50 | |
| OCT 26 76 | W'DEED | | B* | 4.00 | * 22.70 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.